

**ADDENDUM NUMBER ONE  
TO THE REQUEST FOR PROPOSAL  
DESIGN BUILD SERVICES  
ADMINISTRATION BUILDING CONSTRUCTION  
GRAND JUNCTION REGIONAL AIRPORT**

This Addendum, dated June 26, 2017 to the “REQUEST FOR PROPOSAL: DESIGN BUILD SERVICES ADMINISTRATION BUILDING CONSTRUCTION, GRAND JUNCTION REGIONAL AIRPORT.” supersedes all contrary and conflicting information on the above-mentioned RFP, which is hereby supplemented and/or revised in certain particulars in the following:

**CLARIFICATION**

The goals of the project are to provide:

- 1) A complete enclosure of the building to weather protect the structure and support future tenant improvements of the entire building.
- 2) Provide sufficient interior construction throughout the building to allow a tenant improvement, shown in Appendix A, to obtain an occupancy permit.
- 3) Infrastructure to support future tenant improvements of other portions of the building.

Scope of work includes all work outside of the building footprint (site, utilities, lighting, landscaping, etc.) of the original design.

Scope of work includes completing all work of the elevator per the original construction documents.

Contractor shall submit a design (complete drawings and specifications, stamped by licensed professionals in the State of Colorado) within 30 calendar days after contract award, indicating the scope and quality of proposed construction, sufficient for the owner to determine the scope and quality of the proposed construction.

The design portion of the project bid shall not exceed ten percent (10%) of the overall project. Bids with excessive design fees will be considered unbalanced, and may be rejected at the owners discretion.

Design Build contractor will be required to provide all design documents. All provided documents with this RFP and addendum are based on a previous project and are provided for information only.

**QUESTION**

Grand Junction Regional Airport provides the following answer for a question received:

1. *Question: “Is this project tax exempt?”*

Answer: **Yes**

2. *Question: “Will this project require Davis Bacon wages?”*

Answer: **No, currently no Federal funds are planned for this project.**

3. *Question: “It is our understanding that at a minimum this proposal is to include design and construction costs to enclose the building and the necessary interior finish to obtain a CO. However, we do not believe we are to include any costs for the tenant improvements as shown in the previous drawing package. Is this correct? If not, can you provide the parameters for the extent of improvements?”*

Answer: No tenant improvements are proposed with this project.

4. *Question: “Is the steel red iron and metal walls or is it all loading bearing metal stud?”*

Answer: It is our understanding that the red iron steel is load bearing, and that none of the currently installed studs bear any load.

5. *Question: “In order to estimate remaining scope and provide pricing for Earthwork scope of work, we would need to understand the current “existing conditions”. Please provide current existing grade contours.”*

Answer: TOPO for current conditions has not been performed. Minor grading has been performed from the existing conditions shown in the drawing provided for information purposes.

6. *Question: “What is the scope of underground utilities that has already been installed?”*

Answer: It is our understanding the storm water and sewer have been completed. Compacted backfill and final grade adjustments will need to be provided for rims, inlets, valves, and etc. We believe that a switch cabinet has been installed on the southwestern corner of the jobsite and two conduits were ran from it to the west facing wall of the structure. No water tap has been made, nor has natural gas, telephone, or cable television been brought onto the site. Fiber optic for information technology and a VOIP phone systems are to be provided by Owner.

7. *Question: “It appears that the Landscaping & Irrigation scope of work may have been deleted from the original construction contract. Is Landscaping & Irrigation to be included within the scope of this proposal? If so, what is the Design/Builder to include?”*

Answer: Landscaping and all necessary work to meet City requirements shall be included in this scope of work.

8. *Question: “Page 1 of the RFP document refers to “appendix A”. Appendix A was not included as part of the RFP. Please provide a copy of this document.”*

Answer: Appendix has been included with this addendum.

9. *Question: “Appendix A scope- is this work to be included by the Design Builder or is it by others? Please clarify.”*

Answer: Appendix has been included with this addendum. The tenant improvements will be provided by a future tenant and are not part of the scope of this contract.

10. *Question: “Per page 1 of the RFP document – “The interior core work designed and constructed shall also be sufficient to obtain an occupancy permit upon completion of those tenant improvements.” Please provide detailed specific drawing and/or narrative defining the limits of interior core & shell work to be included in this proposal to accommodate the Tenant Improvements.”*

Answer: This is a design-build project. The design-builder is to prepare the design and the detailed drawings of the limits of the interior core and shell work. Refer to the “Invitation to Bid” for the

minimum scope and design criteria for the interior core and shell design and construction. Refer to Appendix A, provided via addendum and attached here, for the scope of work that will be tenant improvements. The tenant improvements will be provided by a future tenant and are not part of the scope of this contract.

11. Question: “The original design of the Basement Level included accommodations for service equipment parking and maintenance equipment storage. Is this still the intended use of this space? Please clarify.”

Answer: The intended use of the basement is to provide storage for smaller vehicles and/or equipment, an archive storage room, and Information Technology / phone room, and a mechanical room.

12. Question: “The Ground Floor included space for parking of ARFF equipment. Is this still the intended use of this space? Please clarify.”

Answer: The scope of this project, per the Invitation to Bid and the Request for Proposals, is to provide a complete shell for the building as well as sufficient additional interior and core work so that an occupancy permit can be obtained following the future construction of tenant improvements per Appendix A. The scope of work includes infrastructure as described in the Invitation to bid. The scope of work also includes other interior design and construction throughout the entire building for life safety (e.g. fire protection, fire alarm, exit lighting, egress, etc.), circulation (elevators, stairs, etc.) or other work, as determined by the design-builder, to sufficiently progress the entire building so that an occupancy permit can be obtained for the tenant improvement area. The intended use of the basement is to provide storage for smaller vehicles and/or equipment, an archive storage room, and Information Technology / phone room, and a mechanical room.

13. Question: “The design documents issued as part of the RFP are for PR#1 issued to the original building contractor for changes to the original bid scope of work after award of the construction contract. However, PR#1 did not revise all of the original design documents (plus subsequent document revisions per Addenda 1 through 5 issued during the original bid period). Therefore, not all of the original design documents have been issued as part of this RFP. Since it is the stated end result of this RFP to for both exterior and interior materials and systems to be “of equal or higher quality”, we request that all original plans and specifications be issued.”

Answer: An updated flash drive is available to all plan holders. Please contact [etrinklein@gjairport.com](mailto:etrinklein@gjairport.com) to arrange for pickup.

14. Question: “Can we get the list of pre -bid attendee's?”

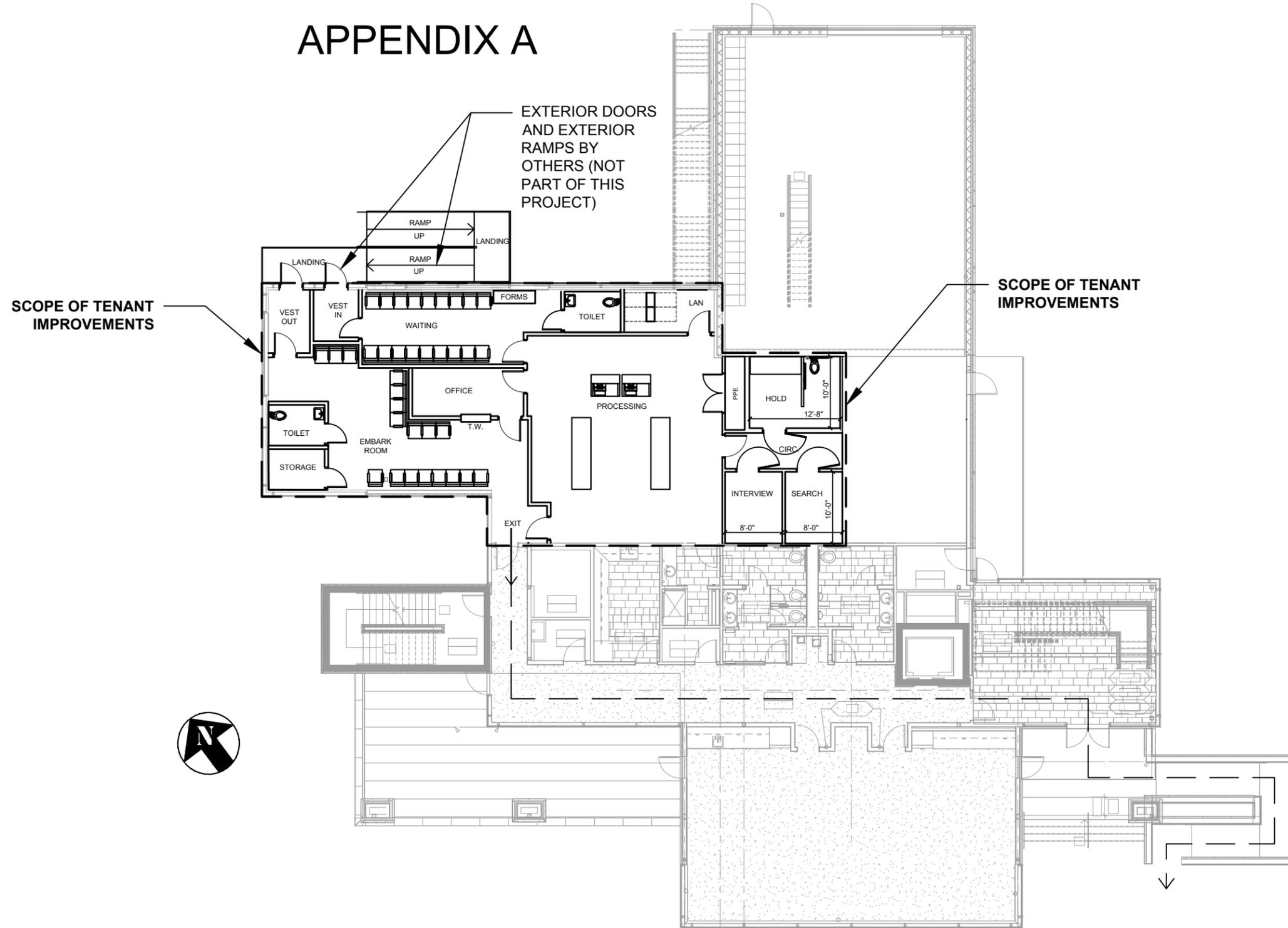
Answer: List is attached to this addendum.

15. Question: “Can we schedule subs - for site visits -and what would that process be.”

Answer: Yes. An additional site visit has been scheduled from 9:00am until 10:00am on Tuesday, June 27, 2017. All attendees should gather at Aviator’s Memorial Park near the jobsite prior to the 9:00am start time.

**END OF ADDENDUM NUMBER ONE**

# APPENDIX A



## Admin Building Plan Holders

<b>Requestor</b>	<b>Contact</b>	<b>Email</b>	<b>Phone</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Asset Engineering Limited	Tyler Schreiner	<a href="mailto:Tyler@assetengineering.net">Tyler@assetengineering.net</a>	970-245-0228	1007 S. 7th Street	Grand Junction	CO	81501
Douglass Colony Group, Inc.	Kate Faulkner	<a href="mailto:kfaulkner@douglasscolony.com">kfaulkner@douglasscolony.com</a>	303-288-2635	5901 E. 58th Ave.	Commerce City	CO	80022
FCI Constructors, Inc	Tom Traggorth	<a href="mailto:TTraggorth@fciol.com">TTraggorth@fciol.com</a>	970-434-9093	3070 I-70 B, Bldg A	Grand Junction	CO	81504
Ford Construction Company, Inc	Danny Vroman	<a href="mailto:dvroman@fordconstruction.org">dvroman@fordconstruction.org</a>	970-245-9343	560 25 Road	Grand Junction	CO	81505
MH Lighting	Stephen Carlton	<a href="mailto:SCarlton@mhlighting.com">SCarlton@mhlighting.com</a>	303-573-0222	1044 Speer Boulevard	Denver	CO	80204
MW Golden Constuctors	Adam Alexander	<a href="mailto:aalexander@mwgolden.com">aalexander@mwgolden.com</a>	303-688-9848	1700 N. Park Street	Castle Rock	CO	80104
PNCI Construction Inc	Rachelle Cox	<a href="mailto:reception@pnciconstruction.com">reception@pnciconstruction.com</a>	970-242-3548	553 25 ½ Road	Grand Junction	CO	81505
Western Workmen LLC	Autumn Billet	<a href="mailto:westernworkmen@hotmail.com">westernworkmen@hotmail.com</a>	970-261-1104	2135 I-70 Business Loop	Grand Junction	CO	81501
Shaw Construction	Sam Meyer	<a href="mailto:sammeyer@shawconstruction.net">sammeyer@shawconstruction.net</a>	970-242-9236				
Canyon Electric	Laurie Young	<a href="mailto:laurie@canyonelec.biz">laurie@canyonelec.biz</a>	970-248-9312				
Merritt and Associates GC Inc	Stuart Reed	<a href="mailto:estimating@merrittassociatesgcinc.com">estimating@merrittassociatesgcinc.com</a>	970-241-5164				
Ridge Electric	Dean Palmer	<a href="mailto:dean@ridgeelec.com">dean@ridgeelec.com</a>	970-254-9449	462-A Glen Road	Grand Junction	CO	81501

# MEETING SIGN-IN SHEET

**Project:** Administration Building RFP Pre-Bid  
**Meeting Date:** 16 June 2017  
**Facilitator:** Eric Trinklein  
**Place/Room:** Project Site

Name	Company	Phone	E-Mail
Eric Trinklein	GURA	970-248-8597	etrinklein@glairport.com
Shane Haas	ECI Contractors, Inc	434-2093	shaas@ecisl.com
Heather Rients	Shaw Construction	970 214 0990	heatherrients@shawconstruction.net
PETER IENOGLE	BLTHE GROUP LLC	970, 242, 1058	pievogel@theblthegrp.com
CHRISTOPHER CARROLL TODD SCHWYD	TRC	970 242 3548	Todd@trcconstruction.com
Guy Rolando	Panuso Insulation	970 640-3820	GuyRolando@panuso.com

Brian Wright  
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Quality Garage  
Floor

970-243-8290

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THOMAS TRACAPPA	KT CONSTRUCTORS	970-434-9093	ttracappa@ktc1.com
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STEVE BERKMAN	CANYON ELECTRIC	970 248-9312	steve@canyonelectric.com
JEFF ANDERSON	MAGNUM ELECTRICITY	970 245-6055	jeffanderson@magnum-electric.co
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Henry Delatorz	ASSET ENGINEERING	970-261-6228	henry@assetengr.com

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John Churka	Skyline Contract	434-9121	schurka@skyline.com
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Jeremiah Windschattel	Alpine Glass Quilting Garage	245 0399	jeremiah@alpineglassj.com

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